



WATER EFFICIENT LANDSCAPE REQUIREMENTS

Pursuant to Governor's Executive Order B-29-15, the California Water Commission revised the Model Water Efficient Landscape Ordinance to increase water efficiency standards for new and rebuilt landscapes through more efficient irrigation systems, increased use of greywater systems and onsite storm water capture, and by limiting the amount of new turf areas. These new landscape regulations went into effect on December 1, 2015.

Applicability

The Water Efficient Landscape Ordinance applies to the following projects:

- ☐ New construction projects with new or rebuilt landscape areas that exceed 500 square feet
- ☐ Remodels and/or additions to existing single-family houses with new or rebuilt landscape areas that exceed 2,500 square feet
- ☐ Properties listed on the City's Historic Resources Inventory are exempt

Planning Review

Any application that is submitted for Planning review (e.g. Design Review, Variance) shall include a breakdown of the total hardscape area, existing landscape area to remain and new or rebuilt landscape area. If the new and rebuilt landscape area exceeds the threshold outlined above, the project will be subject to the requirements in the Water Efficient Landscape Ordinance.

Building Permit Review

In order to submit for a building permit, a project must provide a landscape documentation package that includes the following information:

- ☐ Cover Sheet with project information
- ☐ Water Efficient Landscape Worksheet with hydrozone information and water budget calculations
- ☐ Landscape Design Plan
- ☐ Irrigation Design Plan

For specific information about the requirements for each of these elements, refer to sections 492.3, 492.4, 492.6 and 492.7 in the Water Efficient Landscape Ordinance.

Landscape Installation

All landscaping and irrigation specified in the approved landscape documentation package shall be installed before a building permit can be signed-off and finalized. To verify that the landscaping and irrigation was installed per the approved plans, a certificate of completion shall be submitted to the City. A sample certificate of completion is included in Appendix C of the Water Efficient Landscape Ordinance.